



CAMDENCOUNTY

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**BOARD
OF
COMMISSIONERS**

November 14, 2016

1:00 PM

Work Session

Community Room

Public Library

This agenda is only a tentative schedule of matters the Commissioners may address at their meeting and all items found on it may be deleted, amended or deferred. The Commissioners may also, in their absolute discretion, consider matters not shown on this agenda.

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Please turn Cell Phone ringers off during the meeting.

Agenda

**Camden County Board of Commissioners
BOC - Work Session
November 14, 2016
1:00 PM
Community Room, Public Library**

Call to Order 1:00 P.M.

- ITEM I. Capital Improvement Program**
 - A. Administrative Building Options..... County Manager**
 - B. Financing Options.....Finance Officer**

- ITEM II. Administration Building Discussion..... Board & Staff**

- ITEM III. Adjourn**



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Board of Commissioners AGENDA ITEM SUMMARY SHEET

CIP

Item Number: 1.A
Meeting Date: November 14, 2016
Submitted By: Angela Wooten, Clerk to the Board
 Administration
 Prepared by: Angela Wooten

Item Title **Administrative Building Options**

Attachments: New Administration Building 10.17.16.docx
 (DOCX)
 Cost of Options (DOCX)
 Examples (DOCX)

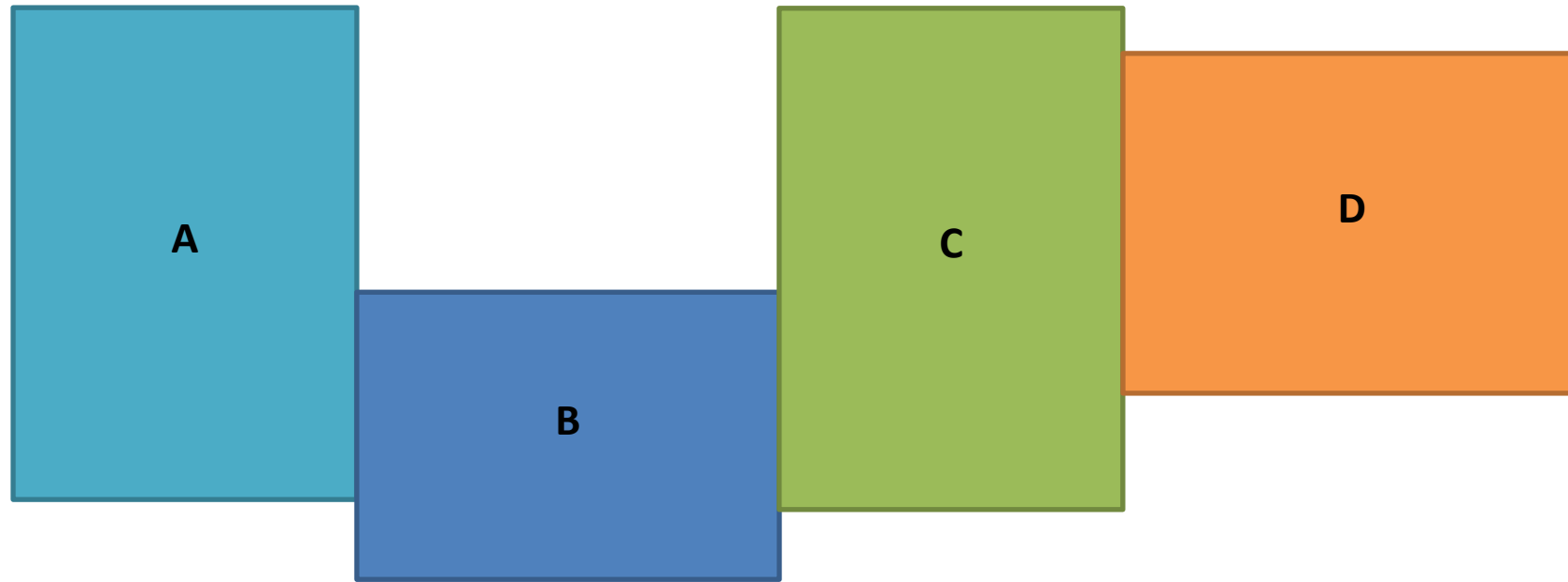
Summary:

At the October 24 2016 admin building work session the County Manager presented 5 space needs options for consideration by the board of commissioners. The board approve funding in the current FY16/17 county budget relating to architectural/engineering (A/E) plans for a new building. Once a design option is approved by the board, staff will implement an RFQ for A/E Services.

In addition the Finance Officer will discuss the recommended financing option for a new administration building.

Recommendation:

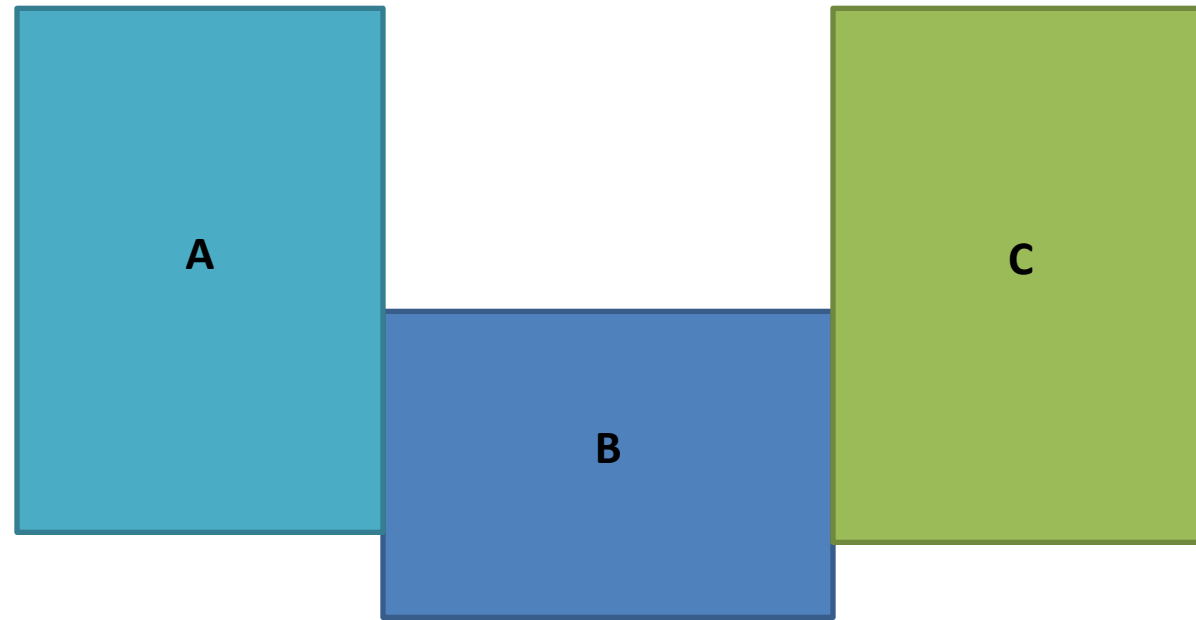
Option 1: New Administration Complex



Building Space Usage:

Building A =	Community Center; Parks & Recreation; Cooperative Extension; Soil & Water Conservation	6,750 sq. ft.
Building B =	1 st Floor - Lobby; Tax Collector; Planning & Zoning, Registry of Deeds; Utility Billing	3,000 sq. ft.
	2 nd Floor - Manager's Office; Finance; Clerk of Board; Human Resources; Economic Development;	
	Public Work's Director; Commissioner's Work Office	3,000 sq. ft.
Building C =	Library	6,900 sq. ft.
Building D =	Senior Center	<u>4,400 sq. ft.</u>
Total Space Usage =		23,950 sq. ft.

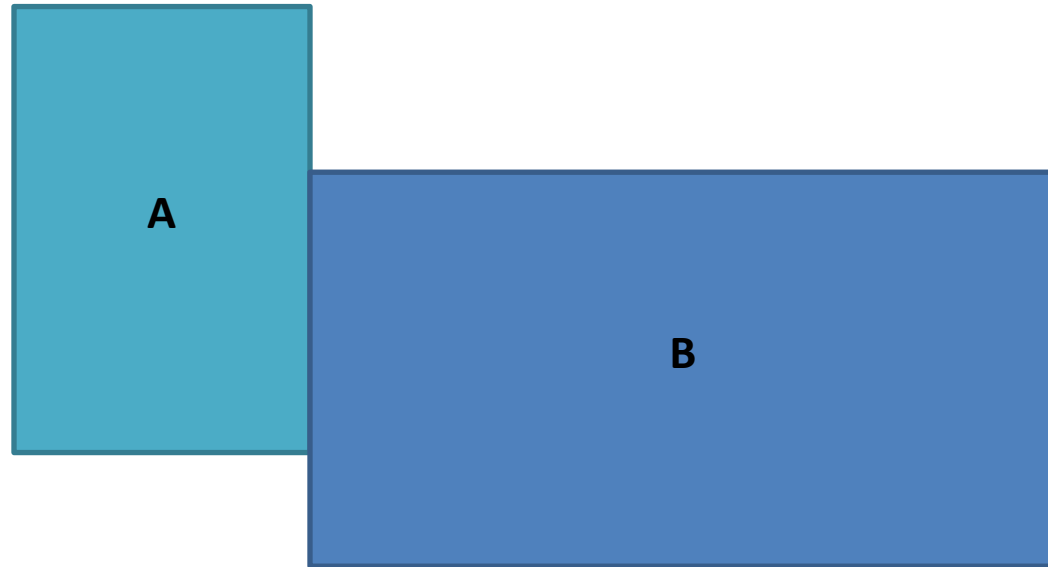
Option 2: New Administration Complex - Without Senior Center



Building Space Usage:

Building A =	Community Center; Parks & Recreation; Cooperative Extension; Soil & Water Conservation	6,750 sq. ft.
Building B =	1 st Floor - Lobby; Tax Collector; Planning & Zoning, Registry of Deeds; Utility Billing	3,000 sq. ft.
	2 nd Floor - Manager's Office; Finance; Clerk of Board; Human Resources; Economic Development;	
	Public Work's Director; Commissioner's Work Office	3,000 sq. ft.
Building C =	Library	<u>6,900 sq. ft.</u>
Total Space Usage =		19,550 sq. ft.

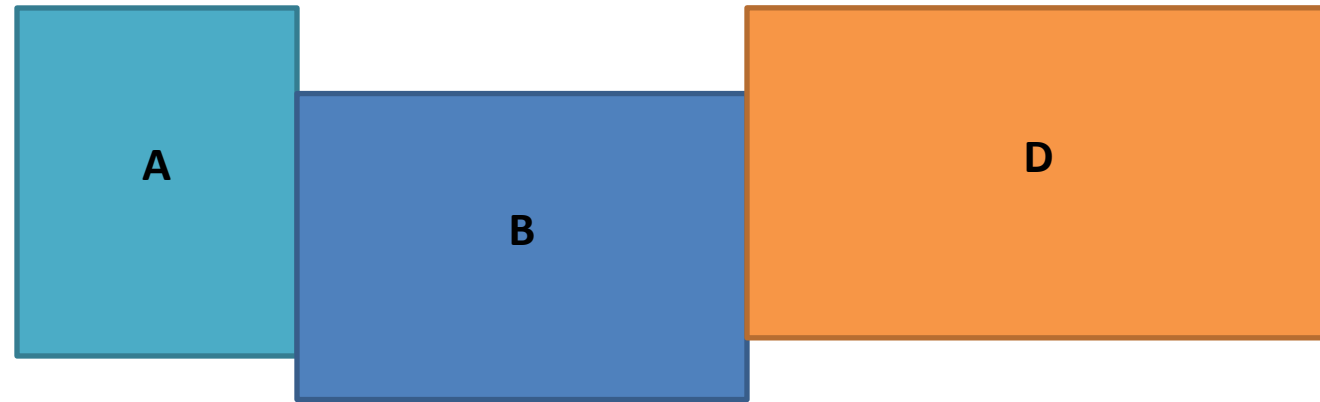
Option 3: New Administration Complex - Basic Required Services Only



Building Space Usage:

Building A =	Parks & Recreation; Cooperative Extension; Soil & Water Conservation	1,750 sq. ft.
Building B =	Lobby; Tax Collector; Planning & Zoning, Registry of Deeds; Utility Billing; Manager’s Office; Finance; Clerk of Board; Human Resources; Economic Development; Public Work’s Director; Commissioner’s Work Office	<u>6,000</u> sq. ft.
	Total Space Usage =	7,750 sq. ft.

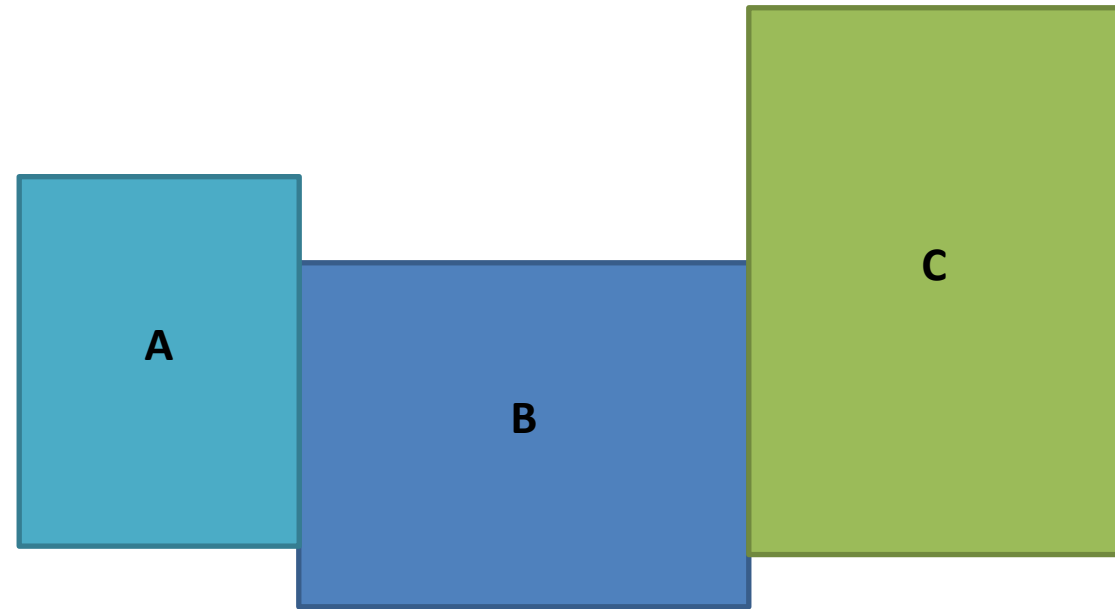
Option 4: New Administration Complex - Basic Services + Senior Center



Building Space Usage:

Building A =	Parks & Recreation; Cooperative Extension; Soil & Water Conservation	1,750 sq. ft.
Building B =	Lobby; Tax Collector; Planning & Zoning, Registry of Deeds; Utility Billing; Manager’s Office; Finance; Clerk of Board; Human Resources; Economic Development; Public Work’s Director; Commissioner’s Work Office	6,000 sq. ft.
Building D =	Senior Center	<u>4,400</u> sq. ft.
Total Space Usage =		12,150 sq. ft.

Option 5: New Administration Complex - Basic Services + Library



Building Space Usage:

Building A =	Parks & Recreation; Cooperative Extension; Soil & Water Conservation	1,750 sq. ft.
Building B =	Lobby; Tax Collector; Planning & Zoning, Registry of Deeds; Utility Billing; Manager's Office; Finance; Clerk of Board; Human Resources; Economic Development; Public Work's Director; Commissioner's Work Office	6,000 sq. ft.
Building C =	Library	<u>6,900 sq. ft.</u>
	Total Space Usage =	14,650 sq. ft.

$14,650 * \$250/\text{sq. ft.} = \$3,662,500$

ATTACHMENT 1

Option 1:

New Administration Complex – including:

Community Center; Parks & Recreation; Cooperative Extension; Soil & Water Conservation = 6,750 sq. ft.
 Lobby area; Tax Collector; Planning & Zoning, Register of Deeds; Utility Billing = 3,000 sq. ft.
 Manager’s Office; Finance; Clerk of Board; Human Resources; Economic Development; Public Work’s Director; Commissioner’s Work Office = 3,000 sq. ft.
 Library = 6,900 sq. ft.
 Senior Center = 4,400 sq. ft.
 Total = 23,950 sq. ft.

23,950 * \$250/sq. ft. = \$5,987,500

Option 2:

New Administration Complex – including:

Community Center; Parks & Recreation; Cooperative Extension; Soil & Water Conservation = 6,750 sq. ft.
 Lobby area; Tax Collector; Planning & Zoning, Register of Deeds; Utility Billing = 3,000 sq. ft.
 Manager’s Office; Finance; Clerk of Board; Human Resources; Economic Development; Public Work’s Director; Commissioner’s Work Office = 3,000 sq. ft.
 Library = 6,900 sq. ft.
 Total = 19,550 sq. ft.

19,550 * \$250/sq. ft. = \$4,887,500

Option 3:

New Administration Complex – including:

Parks & Recreation; Cooperative Extension; Soil & Water Conservation = 1,750 sq. ft.
 Lobby; Tax Collector; Planning & Zoning, Registry of Deeds; Utility Billing; Manager’s Office; Finance; Clerk of Board; Human Resources; Economic Development; Public Work’s Director; Commissioner’s Work Office = 6,000 sq. ft.
 Total = 7,750 sq. ft.

7,750 * \$250/sq. ft. = \$1,937,500

Attachment: Cost of Options (1445 : Administrative Building Options)

Option 4:

New Administration Complex – including:

Parks & Recreation; Cooperative Extension; Soil & Water Conservation
= 1,750 sq. ft.

Lobby; Tax Collector; Planning & Zoning, Registry of Deeds; Utility Billing;
Manager’s Office; Finance; Clerk of Board; Human Resources; Economic
Development; Public Work’s Director; Commissioner’s Work Office
= 6,000 sq. ft.

Senior Center = 4,400 sq. ft

Total = 12,150 sq. ft.

$$12,150 * \$250/\text{sq. ft.} = \$3,037,500$$

Option 5:

New Administration Complex – including:

Parks & Recreation; Cooperative Extension; Soil & Water Conservation
= 1,750 sq. ft.

Lobby; Tax Collector; Planning & Zoning, Registry of Deeds; Utility Billing;
Manager’s Office; Finance; Clerk of Board; Human Resources; Economic
Development; Public Work’s Director; Commissioner’s Work Office
= 6,000 sq. ft.

Library = 6,900 sq. ft

Total = 14,650 sq. ft.

$$14,650 * \$250/\text{sq. ft.} = \$3,662,500$$

ATTACHMENT 2

EXAMPLES OF RECENT PUBLIC ADMINISTRATION BUILDING CONSTRUCTION

Building:	Square Feet:	Cost:	Cost/Sq. Ft.
Concord City Hall (2016)	76,176	\$20 million	\$262
Kannapolis City Hall (2015)	106,000	\$33 million	\$311
Indian Trail Town Hall	20,000	\$5 million	\$250
Wingate Town Hall	15,000	\$3.5 million	\$233
Wesley Chapel Town Hall	6,300	\$1.4 million	\$222
Boiling Springs Town Hall (2015)	11,000	\$2 million	\$181
Mint Hill Town Hall (2013)	21,984	\$7 million	\$318
Hertford County Admin. Bldg.	10,000	\$2.4 million	\$240

Construction Manager

At Risk 5% cost

Attachment: Examples (1445 : Administrative Building Options)